



City of Annapolis

Department of Planning & Zoning

145 Gorman Street, 3rd Fl

Annapolis, MD 21401-2535

PlanZone@annapolis.gov • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • www.annapolis.gov

Historic Preservation Commission

November 12, 2013

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on November 12, 2013 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm.

Commissioners Present: **Chair** Kennedy, Zeno, Kabriel, Toews, Finch

Commissioners Absent: **Vice Chair** Leahy

Staff Present: Craig-Historic Preservation Officer

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the Authority of Article 66B, Section 8.01-8.17 of the Annotated Code of Maryland and administered the oath en masse to all persons intending to testify at the hearing.

C. APPROVAL OF MINUTES

There were no minutes up for approval.

D. ANNOUNCEMENTS

Ms. Craig discussed the activities occurring in Eastport. Staff has been working with the Eastport community to explore opportunities for developing a conservation landmark program and is in the beginning stages of this program. She indicated that an Eastport Conservation District Steering Committee was established and she distributed their purpose statement for the HPC to review. She will be using some of the documentation developed for the National Register Multiple Property nomination of Eastport in 2001 to assess properties for individual landmarking.

E. VIOLATIONS

Chair Kennedy reported a possible violation at 4 Shipwright Street which has a hole in the chimney and staff was asked to review the property for demolition by neglect if the property owner has not made repairs.

F. CONSENT DOCKET

- 1. 109 Duke of Gloucester Street** – St. Mary's Parish – Don Jackson – Install fence. (Mr. Jackson acknowledged that this was an after the fact application.)

Ms. Zeno moved to approve the application for 109 Duke of Gloucester Street on the consent docket. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 5-0.

G. NEW BUSINESS

- 2. 129 Duke of Gloucester Street** – St. Mary's Parish – Don Jackson – Construct greenhouse

Mr. Jackson described the application to install a small greenhouse on the St. Mary's property and intended to be used as a part of the elementary school science learning program. The size of the greenhouse is 6' x 6'. The elementary school started a victory garden program at the school last year and this would allow them to grow the plants in a greenhouse.

Staff: Ms. Craig restated her written report and does not recommend approval of the application.

Mr. Jackson responded to staff comments noting a discussion with the school staff about building a greenhouse using a more traditional method i.e. a small frame building. The greenhouse applied for is a kit that will be a permanent structure to be kept up year round and anchored to the ground. The school is not in the position of building a greenhouse from scratch. The greenhouse is small and in the context of the space and property, it is inconspicuous.

Public: Public testimony opened at 7:46pm and no one from the public spoke in favor or opposition of the application so **Chair** Kennedy declared the public testimony closed at 7:47pm.

Commissioners: The HPC deliberated on the application.

The following Commissioners made a site visit on this application.

Name
Kennedy, Zeno, Finch

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC application dated 10/9/13
B	Staff memorandum dated 11/1/13

Ms. Zeno noted that whereas the application for 129 Duke of Gloucester Street complies with HPC guideline C.1 and the HPC ordinance, moved to approve the application as submitted. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 4-0 with one abstention.

3. 164 Main Street – Hammond Wilson Architects – Exterior renovations

Mr. Wilson went over the proposed changes to the application since it was submitted indicating that the third floor window will be changed from a double hung to an casement window to meet the egress requirements. The final application will remain with the 2 over 2 windows on the second floor. The snow guard will remain in place except for that which needs to be removed so that repair work can be made and will be replaced.

Staff: Ms. Craig restated her written comments and recommended conditional approval as discussed in the staff report. There was a brief discussion regarding photographic evidence of the existing conditions in 1893 and 1950. After the discussion, the applicant agreed to amend the application to include six over six windows on the second and third floors. The second floor will have double hung and the third floor will have casement windows. He later changed back to the original submission of two over two on second floor and casement on third floor.

Public: Public testimony opened at 8:24pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition
Donna Ware	HA, Inc.	X	

No one else from the public spoke in favor or opposition of the application so **Chair** Kennedy declared the public testimony closed at 8:25pm.

Commissioners: Ms. Zeno supports the two over two on the second floor and casement on the third floor. The commissioners all support the pivot door and agree with delegating the muntin on the pivot window to staff.

Ms. Zeno noted that whereas the application for 164 Main Street complies with HPC guidelines B.1, B.4, B.10, D.1, D.2, D.5, D.10, D.16, D.20, D.21, D.28b, D.31, D.34, D.36, moved approval of the amended application with the following conditions, the application be revised and submitted to staff all the details on the screening, awning, back door, air conditioning unit on the roof if necessary, amended windows on the second and third floor; the ADA compliant ramp, Francis Street lighting, and the muntin dimensions on the pivot window. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 5-0.

The following Commissioners made a site visit on this application.

Name
Kennedy, Toews, Zeno, Kabriel, Finch

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC application dated 10/17/13 with attachment
B	Staff memorandum dated 11/1/13
C	Applicant letter dated 11/7/13
D	Supplemental ½ Block Analysis with Horizontal Section

I. ADJOURNMENT

With there being no further business, Ms. Zeno moved to adjourn the meeting at 9:11pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 5-0.

The next meeting is scheduled for December 10, 2013 at 7:30pm at the City Council Chambers.

Tami Hook, Recorder